

PRE-APPLICATION MEETING NARRATIVE

PROJECT NAME: SAMMAMISH WOODS TOWNHOMES

PROJECT SUMMARY

The project site is located at 3717 Providence Point Drive SE and is identified as King County Parcel #092406-9243. The site area is approximately 130,071 SF (2.98 acres).

The site currently accommodates one, single story building, approximately 8,100 SF, and related surface parking. The building use is primarily office with some medical office. The existing building and parking are located on the south west portion of the site. The northeast portion of the site is undeveloped.

The applicant proposes subdividing the existing parcel into two parcels and constructing a new 11-unit townhome development. The two parcels would consist of the southwest parcel with the existing office building development to remain; and the northeast parcel that the proposed town home project is would occupy.

EXISTING SITE DESCRIPTION

The site is within the jurisdiction of Issaquah; on the northwest corner at the intersection of 228th Ave. SE and Providence Point Dr. SE.; on the border of City of Issaquah and City of Sammamish. To the east of the site is 228th Ave. SE. and residential neighborhood of City of Sammamish beyond. There is an existing nursing home facility to the west of the site and the retirement community Spiritwood At Pine Lake is to the north; The parcel south of Providence Point Drive provides access to the condominium development further to the west, it also accommodates a storm drainage pond just south of Providence Point Drive. South of that parcel is the Bellewood Retirement facility.

The site is bisected diagonally by a Category 4 Stream as classified by Sewal Wetland Consulting, Inc, in their report dated September 23, 2015. The report noted the following:

"No wetlands were found on the site. The site contains a steep sided, linear shaped dug ditch through the site. This ditch carries stormwater from storm ponds along 228th on the site, and to the south of the site and Providence Point Drive SE. There is no known natural water source for this ditch other than the runoff from these facilities."

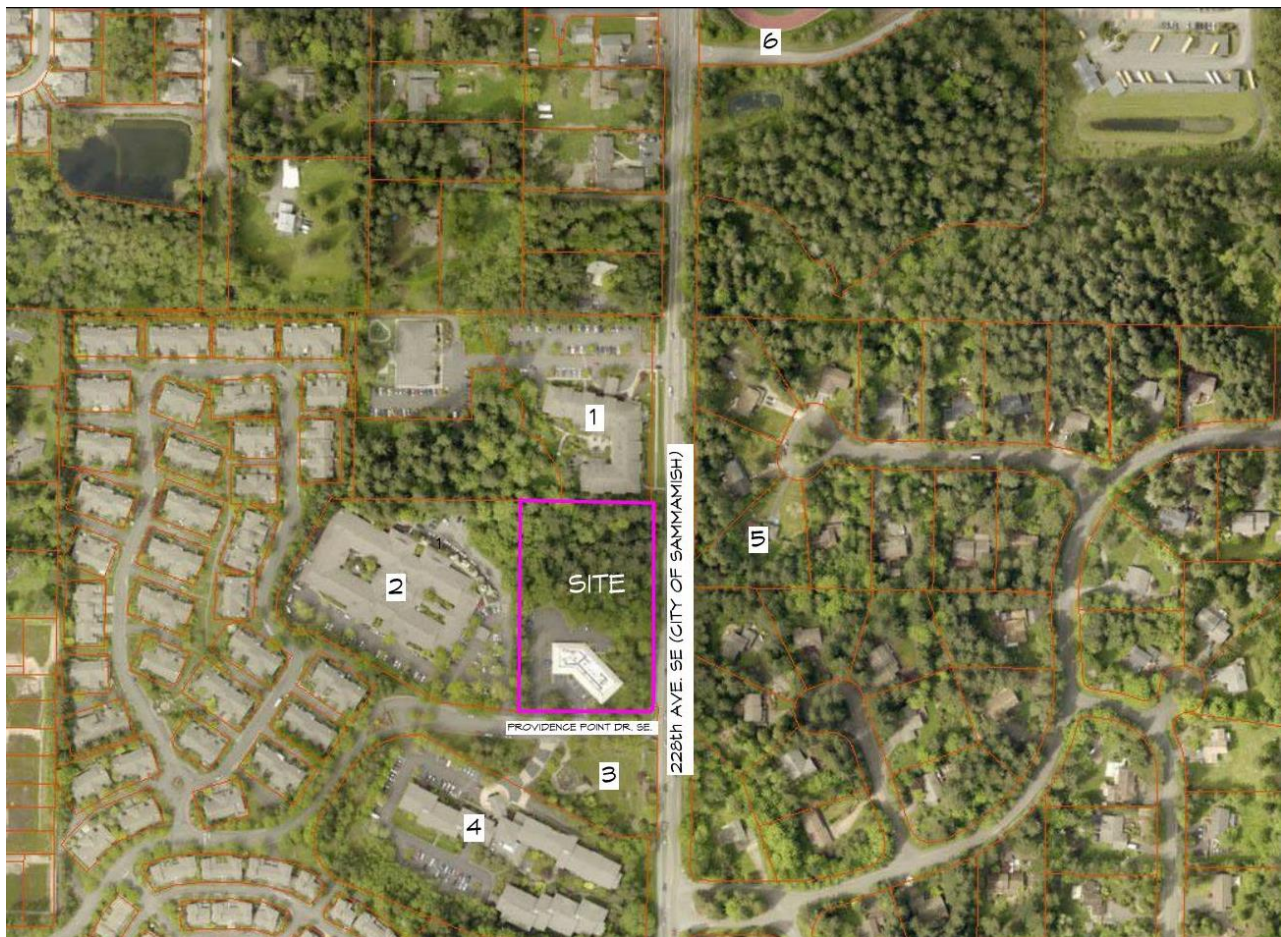
"The stream that passes through the site is carrying stormwater with no natural flow, and is an intermittent, non-fish bearing stream in a constructed channelized feature."

Per the topographic survey, the high points of the site are located at the southwest corner at elevation 422 and northeast corner at elevation 414. A stream bisects the property and flows from southeast, elevation 405.4, to the northwest, elevation 403.4. Topography is general sloping towards the onsite stream. From

the northeast corner of the site at elevation 414' topography is steep downhill within the right of way down to elevation 405'. This steep slope along 228th continues for approximately the north two-thirds length of the property.

The undeveloped portion of the site supports a dense grove of deciduous and evergreen trees. A number of them meet the IMC definition of Significant Tree with diameters that exceed 6".

The current access to the site is from Providence Point Drive. Two curb cuts allow two-way traffic.



SITE VICINITY

1. Spirit Wood – Retirement Community
2. Sisters of Providence – Nursing Home facility
3. Site that accommodates storm drainage pond
4. Bellwood – Retirement Community
5. Residential neighborhood, City of Sammamish
6. Pine Lake Middle School

Water and Sewer to the site is provided by Sammamish Plateau Water District. There are 12-inch water mains in 228th Avenue and Providence Point Dr. SE on the east and south side of the property. There is an 8-inch diameter watermain that extends into the property from Providence Point Dr. SE on the south half of the east side of the property. There is also an 8-inch diameter watermain that extends from Providence Point Dr. SE across most of the west side of the property looping to an 8-inch main in the parcel to the west of the property.

There is an 8-inch sewer main on the east side of the property, partially in 228th Avenue SE and partially on the property. There is an 8-inch sewer main on a portion of Providence Point Dr. SE, south of the property. And there is an 8-inch sewer main that extends from Providence Point Dr. SE into the property on the south half of the west side of the property.

CITY STANDARDS / GUIDELINES

The Comprehensive Land Use Designation of the site is Retail and the site is in the Providence Point Subarea. The zoning designation is PO. We understand the proposed property subdivision will require a Short Plat application. The construction of new townhome development will require level 3 review.

Street Level Development Standards

Height:

Allowed: Basic – 40' above existing grade, 65' Maximum only if certain criteria measures have been met.

Proposed: 38'-7"

Maximum Impervious Surface:

Allowed: Lot is to not to exceed 65% impervious surface

Proposed:

1. Parcel 1 with the existing office development:

Lot area: 69,155.14 SF
Impervious Surface: 36,212 SF = 52.3%

2. Parcel 2 new townhome development:

Lot area: 60,916 SF
Impervious Surface: 19,682.55 = 32.3%

Setbacks:

Front Yard - Setback 30 ft (Front yard offset from site boundary on 228th Ave. SE)

Rear Yard – Setback 25 ft

Side Yard - Setback 20 ft

Off-street Parking Standards

Parking stalls required for single family townhome = 2 parking stalls

Parking stalls proposed for each townhome unit = 2 parking stalls, plus 6 guest parking

Critical Areas

Stream Buffer Width Standards: Class 4 streams – 25-foot buffer minimum on each side of the ordinary high-water mark.

Building Setback: Additional 15-foot building setback also required from the outer edge of the buffer.

Tree Retention and Preservation

Tree Retention requirements: Professional Office development: 25% of the total caliper (dbh) of all significant trees in developable site area. Tree Plan to note, a tree designated for retention shall not have the soil grade altered within its drip line or within 15 feet of its trunk whichever is greater.

Tree removal review and permit application required

PROPOSED DEVELOPMENT

The applicant is interested to develop the northeastern portion of the site while the existing office building development on the southwestern portion of the site to remain; an internal lot line will be determined as part of the proposed subdivision process to make the existing property into two individual parcels. The proposed development consists of 11-unit attached townhomes within two separate buildings that will be accessed through the existing driveway on SE Providence Point Drive due to an access restriction imposed on 228th Ave. The proposed access will extend from the north end of the existing onsite parking lot and cross the onsite stream. Installation of a new culvert to accommodate the stream crossing to the proposed townhomes will be required. The proposed drive aisle will extend north to a proposed “T” intersection which will act as an emergency turnaround. The south

townhome building will be located to the east of the drive aisle. The “T” portion of the drive aisle will support access to the north townhome building. Sewer and water service will be provided via connection to the existing sewer and water located along 228th Avenue SE. Stormwater will be collected and mitigated via biopods and an underground detention tank. Drainage will be discharged to the onsite stream. See Drainage Narrative under separate cover for more detail.

As the new project does not propose any access on 228th Ave. SE, we understand the applicant is not obligated to provide Right-Of-Way improvements. However, right of way dedication is proposed in anticipation of future frontage improvements along 228th by others. Based on conversations with City of Sammamish, we understand the existing Right of Way is 42’ wide and in the future that may be widened to 47’ resulting in the requirement of a 5’ dedication. A Traffic Impact Study report is provided for jurisdiction review.



CONCEPTUAL 3D IMAGE

QUESTIONS

1. Outline required applications and processes for the Short Plat process and construction permit, as relevant to City of Issaquah, City of Sammamish, and SPWD.
2. Confirm development standards as applicable to the proposed project and discuss Administrative Adjustment of Standards process for setbacks.
3. Clarify building modulation requirement and potential adjustment of design standards.
4. Clarify if roof overhang can protrude into the 15' building setback beyond the 25' stream buffer.
5. Clarify impervious surface ratio calculation as stated in IMC 18.07.050 (E) relative to "Gross Site Area"
6. Discuss proposed access to new townhome development. Verify potential access easement to be addressed in the short plat process.
7. Discuss right-of-way dedication and improvement requirement. (as relevant to City of Issaquah and City of Sammamish)
8. Discuss issues to be noted and coordinated if applicant elects to phase the construction of the proposed townhome project.
9. The survey indicates a collapsed CMP at the existing bridge over the stream. Confirm previous City engineer comment that no repair will be required if work is not proposed in the area.
10. Review and confirm fire truck and emergency access and comment on any additional requirements.
11. Discuss tree removal, retention, and replacement requirements, and how they apply to this project specifically regarding the proposed Short Plat subdivision.
12. Verify if it is acceptable that bicycle parking to be accommodated by the private parking garages.
13. Verify trash collection and individual resident trash bin placement.

14. The proposed detention vault is located closer than 20 feet from the buildings. Extended foundations will be proposed as needed to ensure a 1:1 slope from the buildings to the bottom of the vault. Is this acceptable or do we need to submit a deviation request?
15. Biopods by Oldcastle Infrastructure are proposed for water quality treatment. Biopods have GULD approval for both Enhanced and Phosphorus Treatment. Are these treatment systems acceptable?
16. Due to little elevation difference between the ground surface in the vicinity of development and the bottom of stream, proposed discharge from the detention system is to the center of the stream. Is this acceptable with an HPA permit?
17. Can a typical culvert be installed for the proposed stream crossing?
18. A safe walk route is proposed along the existing shoulder of 228th Avenue SE. Wheel stops or another curb type installation is proposed along the fogline for increased pedestrian safety. All schools and bus stops are located to the north of the project stop. Is this proposed safe walk route acceptable?
19. Development of the site will create permanent and temporary impacts to the existing stream and associated buffer. What critical area permits, and mitigation are required?
20. Will buffer averaging be utilized in this development? For buffer addition areas, do underlying retained trees (previously outside of critical area buffer) still count towards retained trees onsite?
21. Will an irrigation plan be required as part of a final landscape plan set?

ATTACHMENTS

- Stream Classification Report dated September 23, 2015
- Comments from Sammamish Plateau Water dated May 26, 2016
- Architectural Plan Set
- Civil & Landscape Plan Set
- Traffic Impact Study Report